



Parish Council
June 20, 2011

St. Charles Parish 2030 Comprehensive Plan

What is a Comprehensive Plan?

- **Policy document** that reflect **community-wide values and aspirations** (a VISION of what we want to be in the future)
- A framework for **fitting all the pieces together.**
- A 20-year roadmap to **anticipate and manage** future change - direction for public projects or initiatives.

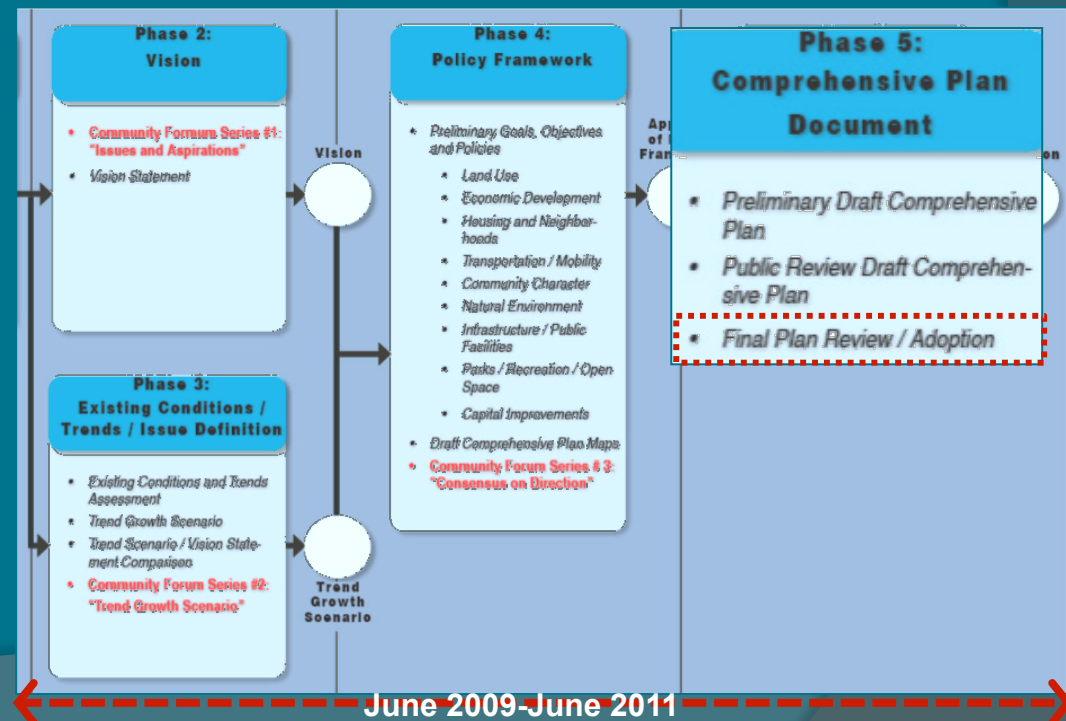
Why a New Plan?

- Current adopted in **1990** – after a long period of fast-paced growth.
- Many changes have occurred since then!
 - Projects completed (I-310, Hale Boggs Bridge, others)
 - 2005 hurricanes/2010 oil spill/other events' impacts
 - Flattening growth rates
 - Susceptible economic position and competitiveness

**DIFFERENT CONDITIONS = DIFFERENT NEEDS =
DIFFERENT VISION FOR THE FUTURE**

How was the 2030 Plan Prepared?


- Iterative process – steps building on previously collected and analyzed information.
- Process steered by a committee **broadly representative of citizen interests.**
- **Emphasis on public engagement at key process milestones.**



Plan Organization

1. What is our **Vision**? (20 Years)
2. Where are we today / where are we going? **Context**
3. What do we need to do? Goals, Policies and Strategies Organized into **Plan Elements**
4. How do we do it? **Implementation, Action Plan, Capital Improvement Framework**

Vision Statement



**In the year 2030,
St. Charles Parish is
a vibrant, friendly community,
proud of its heritage and
surrounded by unspoiled nature.**

- A strong, diversified economy ...with...job opportunities for all,;
- A “small-town” way of life, but enriched with...educational, cultural and recreational opportunities;
- A sound infrastructure system ...;
- A balanced development pattern ...offers a range of housing choices ...and commercial and civic activities and services ...;
- A character of development that reflects the value we place on our scenic natural beauty and our culture, heritage and community identity; and
- A community of educated, engaged and caring citizens with diverse backgrounds, but sharing a common identity and commitment to serve.

Context

➤ Need and basis for policy framework

Key Findings”

- Parish Historical Strengths and Assets: geographic location, multimodality of transportation network, industrial base, school system, scenic beauty

- Demographics (2010 Census):

Population = ↑

Growth rate = ↓

Median age = ↑

Ethnic/racial diversity = ↑

Children = ↓

St. Charles			
Year	Pop.	Decennial Growth	Avg. Annual Rate
1900	9,072	-	-
1910	11,207	23.5%	2.4%
1920	8,586	-23.4%	-2.3%
1930	12,111	41.1%	4.1%
1940	12,321	0.02%	0.002%
1950	13,363	7.8%	0.8%
1960	21,219	58.8%	5.9%
1970	29,550	39.3%	4.0%
1980	37,259	26.1%	2.6%
1990	42,437	13.9%	1.4%
2000	48,072	13.3%	1.3%
2010	52,780	9.8%	.98%

Policy Foundation for the 2030 Comp Plan

Not about managing growth, but about **leveraging assets** and making **structural changes** to attract growth that the Parish does want.

Key Plan Themes (the “BIG ISSUES”):

- I. **Diversifying the economy.**
- II. Completing and improving **basic infrastructure.**
- III. Promoting **sound, efficient, fiscally responsible growth.**
- IV. Increasing **housing diversity/quality affordable housing** for all.
- V. Targeting **revitalization efforts and property upkeep** in older areas.

Plan Elements

- Economic Development
- Land Use, Housing and Community Character
- Transportation
- Infrastructure
- Community Facilities
- Parks and Recreation
- Natural and Cultural Resources

Future Land Use Map

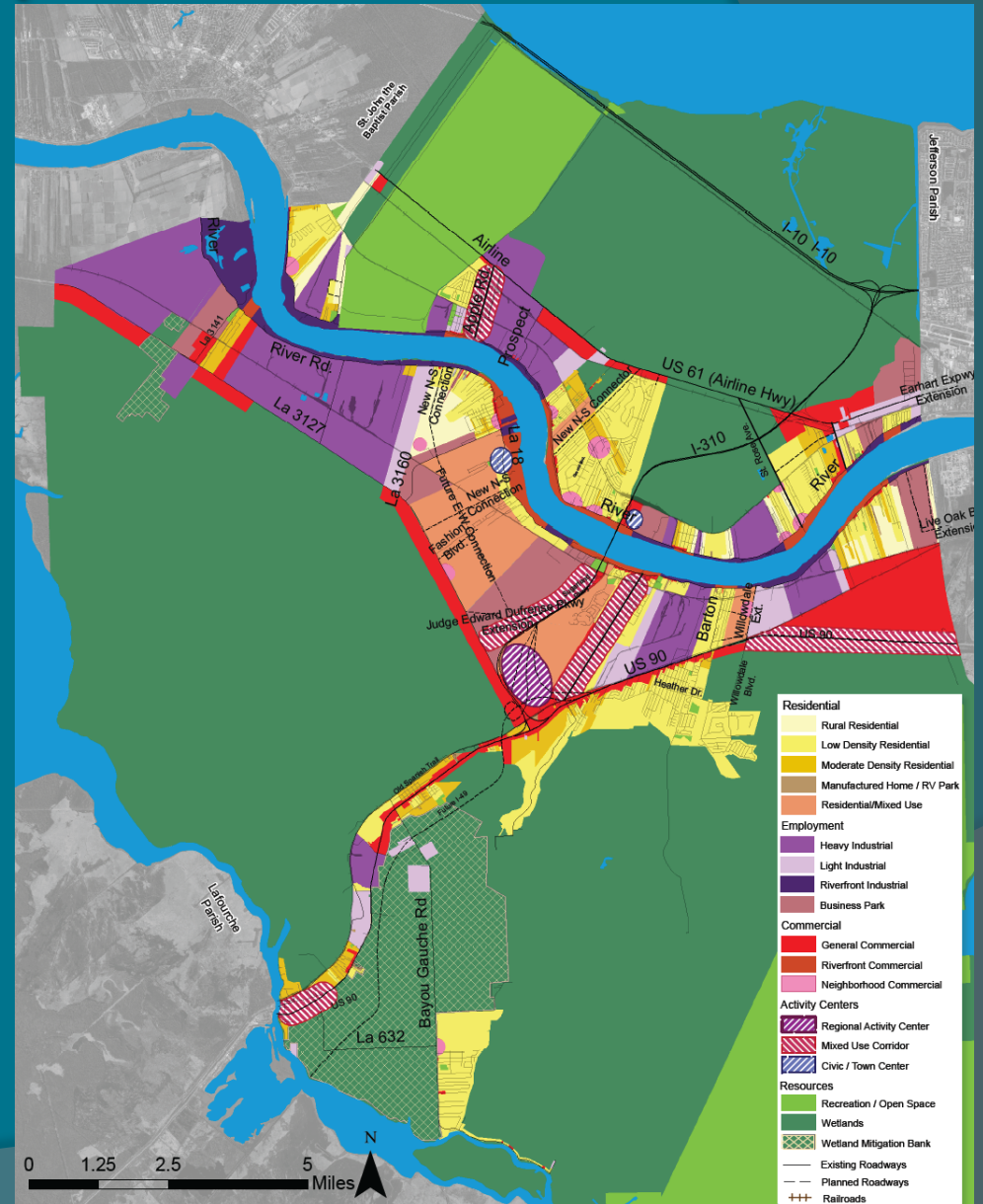
- Consolidates and improves upon established patterns
- Maximizes flexibility to accommodate future change while offering predictability
- Long-term vision (50-100 years worth of growth)
- Emphasizes:

 Employment

 Mixed-use development

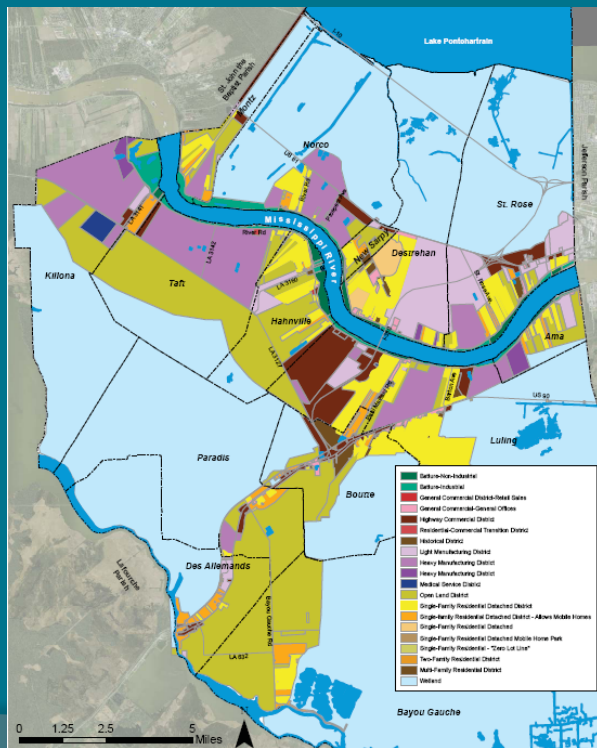
 Character-setting/Revitalization

 Connectivity/access

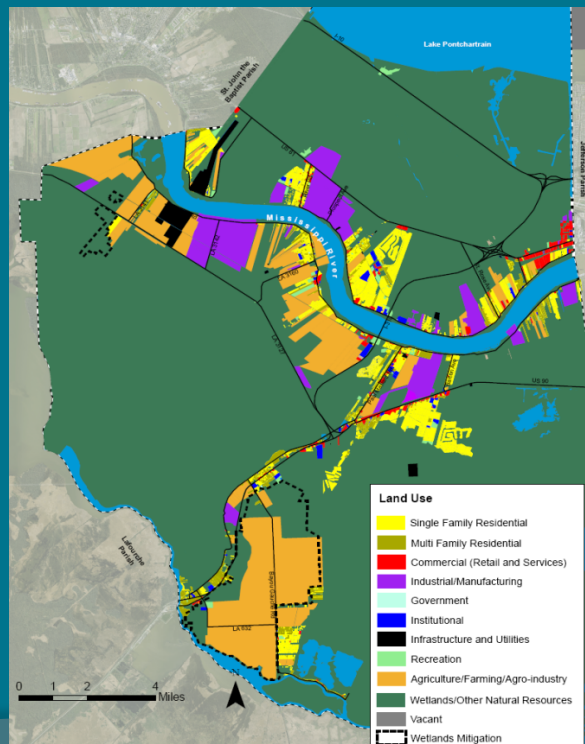


Land Use Basis

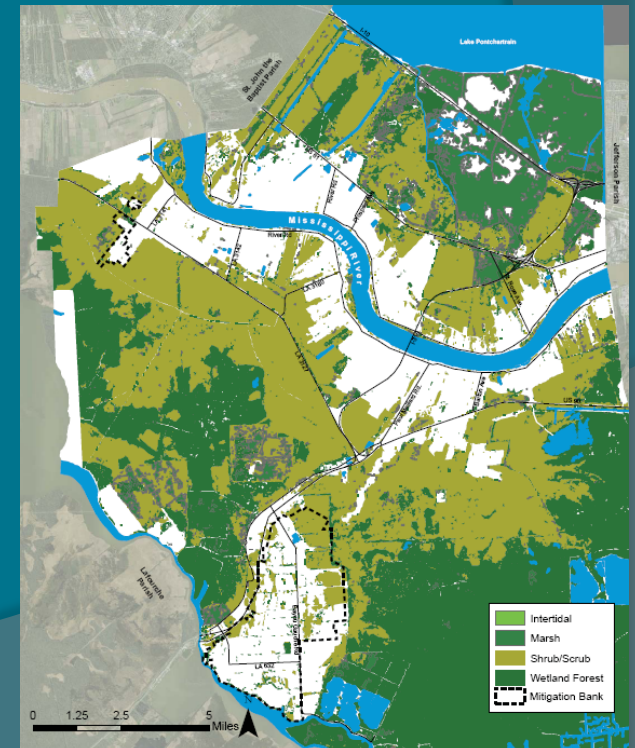
- Existing settlements;
- Development patterns reinforced by existing zoning (zoned development capacity greatly exceeds demand);
- Environmental constraints;
- Planned and proposed projects



Existing Zoning



Existing Land Uses



Wetlands

How Will the Plan be Used?

Vision without action is merely a dream.

Action without vision just passes the time.

*Vision with action **can change the world***

(modified from Joel A. Barker)

Implementation

- Action Plan with timeframes (immediate, short-term, mid-term, long-term and ongoing actions) and identification of responsibilities.
- A Capital Improvement Framework.

PARKS AND RECREATION ELEMENT	Action Type	Lead
Park and Recreation Actions and Timeframe for Completion		
Immediate		
1.1 Adopt and implement the Parks and Recreation Master Plan (PRMP) as the means to systematize, prioritize, and coordinate the budgeting process for the regular maintenance and upgrade of existing parks and recreation facilities.	PLANNING	DPR, PARISH COUNCIL
3.2 Appoint a Parks and Recreation Advisory Board to evaluate and prioritize park and recreational demands and needs, and to advise the Parks Department and the Parish Council on matters related to park and recreation issues.	PLANNING	PARISH COUNCIL, DPR
4.1 Adopt the Level of Service (LOS) Standards recommended in the PRMP for current and future parks and recreation facilities.	PLANNING	DPR, PRAB
4.2 To remedy present and projected quantitative deficiencies identified in the PRMP, over the next 20 years obtain and develop sites for five additional community parks throughout the Parish, and construct twenty additional linear miles of greenway trails.	PLANNING, CAPITAL INVESTMENT	DPR, PRAB, PARISH COUNCIL
4.6 Review and, as necessary, refine the wording of the current open space requirements in the Subdivision Regulations (Section III.F.1(a) and (b)).	REGULATION	DPZ, DPR
6.1 Identify opportunities to reduce the inventory of low recreational value / maintenance intensive sites.	PLANNING	DPR, PRAB, PARISH COUNCIL
Short-Term		
5.1 Reinforce the Parish's public awareness program to publicize park, recreation facility and recreation program offerings, including locations, hours of operation, fees, and other information that may serve to promote their use by residents.	PROGRAM	DPR
6.2 Prepare an investment program specifically related to the acquisition, development, maintenance and operation of public parks, then annually allocate and update the funding needed for these actions in the Capital Improvement Program.	CAPITAL INVESTMENT	DPR, PRAB, PARISH COUNCIL
4.7 Consider providing an increase in net density (i.e., a reduction of the minimum lot size) for developments that provide parkland above the minimum required.	REGULATION	DPZ, DPR
Mid-Term		
2.6 Prepare a Blueways Feasibility Study to identify a network of navigable waterways suitable for recreational paddling and water-based recreation uses.	PLANNING	DPR, DPZ
5.2 Publish separate maps geared toward eco-tourists (including blueways, greenways/trails, etc.), and sportsmen (including boat launches, fishing areas, gamelands, etc.) to promote the Parish's outdoor recreation opportunities.	PLANNING	DPR
5.3 Establish appropriate parks, recreation, and leisure indicators of community health and quality of life that can be used to attract investment, as well as visitors, to the Parish. Measures may include per capita provision of public parkland; overall number and types of recreational facilities; miles of trails and paths; service area distances/acces.	PLANNING	DPR, DEDT
Long-Term		
Develop a Parish-wide bikeway and pedestrian trail network, consistent with the PRMP and the Future Bicycle and Pedestrian Facility Network Map (Figure TR-9, Transportation Element)	CAPITAL INVESTMENT	DPR, DPWW
Ongoing		
1.2 Continue to provide the ongoing maintenance necessary to keep up the high quality appearance of parks. As necessary, develop management plans and protocols for parks and recreation facilities.	CAPITAL INVESTMENT	DPR
1.3 Monitor the upkeep of privately owned park facilities that are maintained by homeowners associations and other private entities.	PROGRAM	DPR, DPZ

INFRASTRUCTURE CAPITAL INVESTMENT		
ITEM	DESCRIPTION	COST ESTIMATE
Wastewater		
Expedited CMOM	CMOM is a program developed by the EPA to help a municipality better manage, operate, and maintain sewer systems. This program will also provide investigation into capacity constrained areas of the inspection system which will eliminate system overflows and quicken responses to overflows when they occur.	\$500,000 (per year)
Sewer Model	GIS, Sewer GEMS or Similar Model	\$200,000
Wastewater Capital Improvement Plan	Update Capital Improvements Plan	\$50,000
Wastewater Master Plan	Capital Improvements Current Estimated Cost (5 year)	\$10,000,000 (5 years)
	Entire wastewater infrastructure needs (Estimated)	\$100,000,000+
	A long term program outlining recommendations, description, timeframes, and costs of new construction	\$300,000
Infiltration & Inflow Repairs	Repairs to eliminate seepage of ground water and rain water into the wastewater network	\$200,000 (per year)
Treatment Capacity Additions	Upgrades to existing facilities or construction of new facilities	Varies
Waterworks		
Model	The Parish currently uses Water CAD, which requires updating. Currently the east bank and west bank are separated	\$20,000
Master Plan	Program outlining recommendations, descriptions, timeframes and costs of new construction (Update Existing Plan)	\$30,000
Capital Improvements Plan	A short term program outlining descriptions, timeframes, and costs of new construction (Updated In house)	Varies
	Forecasted Expenditures (5 years)	\$4,000,000
Drainage		
Master Plan/Drainage Model	A long term program outlining recommendations, description, timeframes, and costs of new construction (Entire parish)	\$1,500,000
Drainage Model	Model Featuring all the attributes of the Drainage Network.	\$200,000
Capital Improvements	Current Estimated Cost of Repairs (Entire Parish)	\$150,000,000+
	Update Capital Improvements Plan	\$25,000
	Capital Improvement Expenditures	Varies
Flood Protection System		
Current Flood Protection Plans	Elington Plantation, Willowdale, and Magnolia Ridge Levees	\$150,000,000

Implementation – Immediate Steps

1. New protocols for the review of development applications
2. Review budgets and CIP as necessary to reflect priorities established in the Comprehensive Plan:
3. Diagnose and begin revision/update of Parish regulations
4. Develop new branding and marketing strategy
5. Prepare sector planning strategy and identify “pilot area” for application. (Paul Maillard Road is recommended)
6. Complete CMOM program
7. Create and appoint Parks and Recreation Advisory Board
8. Identify locations for two additional community parks



Thank You!
Questions? Comments?



Implementation

Components:

- ⦿ Adoption Procedures (state law).
- ⦿ Decision-Making Principles (for consistency with the Comprehensive Plan).
- ⦿ Amendment, Monitoring and Update Procedures

Differences between 1990 & 2030 Plans

1990 Comp Plan:

- Data-oriented (86% analysis, 14% policy)
- Unclear long-term vision
- Limited public input
- Small area planning
- No topical elements
- No action agenda

2030 Comp Plan:

- Policy-oriented (separate analysis informs policy decisions)
- Community Vision as touchstone
- Emphasis on public input
- Parish-wide approach
- Interrelated topical elements with an emphasis on spatial aspects of planning (FLUM)
- Action- and project-oriented

How Were Residents Involved?

Extensive community outreach and numerous opportunities for review and input were offered.

Over 1,000 people (including youths from the Satellite Center) participated in at least one event or provided input by other means.



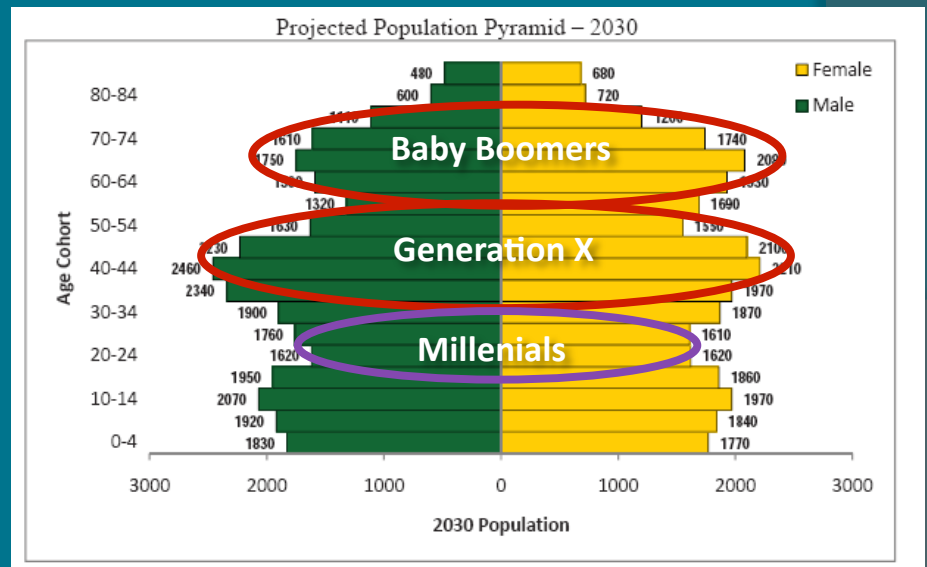
Context (cont'd)

- Trends: Population growth will continue but so will flattening of rates.

Population as a whole will continue to get older (Baby Boomers and Gen Xers), changing **public services/facilities and housing needs**.

Year	Population	Households
2000	48,072	16,422
2005	50,600	17,631
2010	52,780	18,739
2015	56,050	19,530
2020	57,930	20,185
2025	59,540	20,746
2030	60,580	21,108

Less than 8,000 additional residents projected!



Context (cont'd)

Development Trends:

- 2000-2010: Single family residential subdivisions vs. Shifting demographics and their housing preferences
- East Bank: nearing “build out.” (Future wave - Infill and redevelopment?)
- West Bank: “greenfields” available, but also lots of infill parcels and many areas in need of revitalization.
- Potential development “drivers” – completion of levee protection, road improvement projects



Future Land Use Map

- Broad Land Use Categories – NOT PARCEL-BASED / NOT ZONING
- Each LUC may accommodate several zoning districts → flexibility
- Some LUCs will require new base zoning or overlay districts to implement.

Correlation between FLUM categories and existing zoning

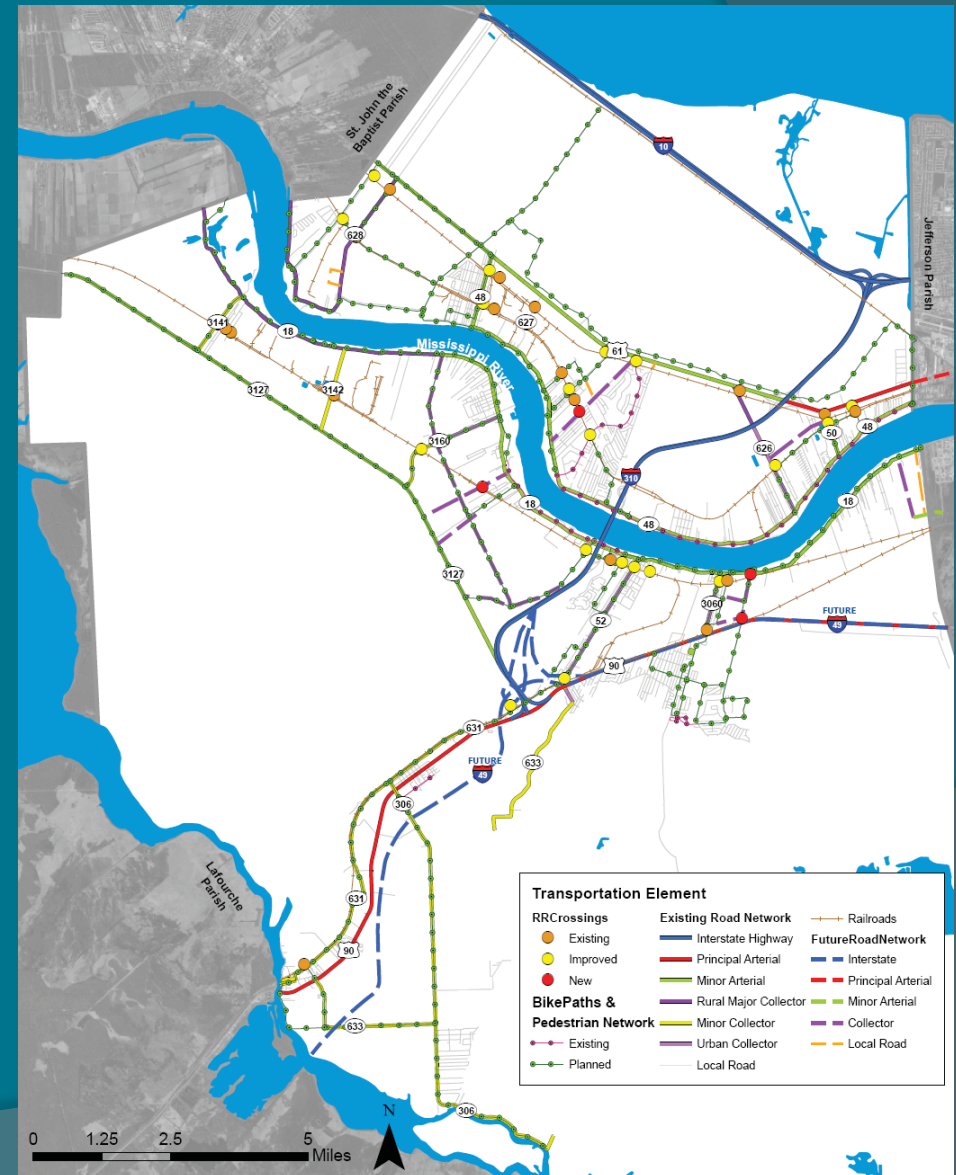
	R-1A	R-1AM	R-1B	R-1M	R-2	R-3	O-L	CR-1	C-1	C-2	C-3	M-1	M-2	M-3	AV-1	B-1	B-2	W-1	G	H	MS
RESIDENTIAL																					
Rural Residential							•														
Low-Density Residential	•		•																		
Moderate-Density Residential		•			•	•		•													
Manufactured Home/RV Park				•																	
Residential/Mixed Use	new R/M-U zoning district or new standards/procedure for Planned Development approval																				
COMMERCIAL																					
General Commercial										•	•										
Neighborhood Commercial								•	•	•											
Riverfront Commercial																•				•	
EMPLOYMENT																					
Heavy Industrial													•	•							
Light Industrial												•			•						
Riverfront Industrial																	•				
Business Park	new Business Park (BP) zoning district																				
PARKS AND OPEN SPACE	•		•	•	•	•	•	•	•	•	•	•	•	•		•	•	•			
WETLANDS							•											•			
OVERLAY DISTRICTS																					
Mixed Use Corridor	new Mixed Use Corridor (MUC) zoning overlay district																				
Civic/Town Center	new Civic/Town Center (C-TC) zoning overlay district																				
Regional Activity Center	new Regional Activity Center (RAC) zoning overlay district																				

Note: Governmental and Institutional Uses are permitted in any residential, commercial, and employment district, subject to specific criteria

• Specific neighborhood-scale, neighborhood-serving uses permitted in the C-2 district are appropriate.

Future Land Use and Transportation

- Closely interrelated:
 - Design/develop with transportation implications in mind
 - Compactness
 - Access
 - Weather/climate
- Multimodal approach
 - Air/rail/water transportation
 - Freight
 - Road linkages
 - Pedestrian ways
 - Bicycle ways



Plan Elements – Sample Recommendations

Land Use, Housing, Community Character

Ensure the provision of decent, affordable housing opportunities to all income groups and household types.

- Identify opportunities for workforce and alternative housing:
Consider requiring workforce housing in redevelopment projects occurring in Overlay Mixed-Use districts.

Promote the preservation, enhancement, and revitalization of existing residential neighborhoods.

- Designate Neighborhood Conservation or “Fight-Back” Areas (NCAs, NFBAs), and Neighborhood Revitalization Areas (NRAs).

Economic Development

Recruit new high-value, information-based manufacturing and services industries.

- Focus on/market the Parish to: creative/digital media, trade/logistics/distribution, tourism, etc.

Encourage local entrepreneurship and new small business startups.

- Remove unnecessary impediments/incentivize small home-based businesses.

Plan Elements – Sample Recommendations

Transportation

Improve the efficiency and safety of the road network, in coordination with LA DOTD, SCPDC and RPC.

- In reviewing development applications, identify the need to retain rights-of-way for future roadways.

Promote pedestrian and bicycle mobility throughout the Parish,.

- Work with LA DOTD to ensure that a “complete streets” approach is applied to all planned future roads and retrofits to existing roads.

Infrastructure

Reduce or eliminate existing deficiencies and gaps in the wastewater system.

- Devote more Parish resources to expedite the completion of the Capacity Management Operation and Maintenance Program (CMOM),

Reduce or eliminate existing deficiencies in the drainage system.

- Perform a hydraulic/hydrologic drainage model on the entire parish.

Implementation

Once adopted, Staff, the P&Z Board, and the Parish Council will refer to the Comprehensive Plan to:

- Ensure that rezoning and other development decisions help the Parish **move towards the 2030 Vision**.
- Identify and **prepare for the impacts of development-related decisions** on transportation, infrastructure, and community facility needs.
- Prioritize timing and funding** for capital improvement and other projects.

Implementation

Amendments/Monitoring/Update:

- ⦿ Applications for FLUM or Plan text amendments – reviewed quarterly.
- ⦿ Plan text or map amendment – should meet at least one criteria for approval (i.e. substantive changes that have occurred since the Plan was adopted; a demonstrated overriding public benefit, etc.).
- ⦿ Exceptions - do not require formal amendment (emergency situation, scriveners' error, etc.)
- ⦿ Plan updates - at least every 5 years (update of baseline, plan implementation “report card,” and change recommendations).

Implementation

Consistency:

- ⦿ Upon adoption, subdivision and development regulations should be revised.
- ⦿ Zoning districts should be reviewed for consistency with FLUM.
- ⦿ Most applications are likely to be consistent with FLUM and other policies.
- ⦿ Where a conflict exists, approval should not be granted without also amending the FLUM.
- ⦿ Consistency with the FLUM is only one of several considerations.